

# Exhibit A

*Robert J. Blum*  
CLERK OF SUPERIOR COURT

In the Superior Court of Gwinnett County

State of Georgia

19-A-04451-10

Plaintiff

Vernice Cole

1796 Satellite Blvd

Duluth, GA 30097 (646) 232 4587

VS

Defendant(s)

The Collection Apartments, Kristen McNeal, Reginald Malcolm

4600 Roswell Road Building H

Sandy Springs, GA 30342

(404) 252-9108

RealPage Inc, Steve Winn

4550 North Point Pkwy #340

Alpharetta, GA 30022

877-325-7243

### COMPLAINT

Plaintiff Claims The Defendant (s) IS INDEBTED TO PLAINTIFF(S) AS FOLLOWS:

False Reporting (Improper screening report) Fraud, False Light (Defamation), Civil Violation, Housing Discrimination and Violating FCRA

Failed to research or verify before reporting false, defamatory, maligning, malice discriminating information.

Falsely Branded and Denied Housing

That Said is in the amount \$104.00 (application Fee) Statutory damages in amount of rent 12 month term lease (\$1225.00 per month as stated in offer) total \$14,700.00 All monies paid court fees and punitive damages \$100,000.00.

May God's Will Be Done and so it is... Amen

This Day 7th of May in the year 2019

Vernice Cole *Vernice Cole* 1796 Satellite Blvd  
Duluth, GA 30097 646-232-4587

From: [redacted]  
 Subject: Receipt for your payment to The Collection  
 Date: April 18, 2019 at 8:33 PM  
 To: [redacted]

## Vernice Cole, this is a receipt for your payment to The Collection

Dear Vernice Cole,

Details for your payment to The Collection are shown below. This payment is related to your lease of unit # 364

Should you have any questions, please call us at (404) 252-9108.

Sincerely,  
 Leasing Staff

[Continue leasing](#)

### Receipt for payment to The Collection

<b>Paid by</b>	Vernice Cole 1796 Satellite Blvd Duluth, GA 30097	
<b>Charges</b>	Online Application Fee	\$49.00
	Online Administration Fee	\$50.00
	Convenience Fee	\$5.00
	<b>Total charges</b>	<b>\$104.00</b>
<b>Payments</b>	Account type: Credit card	\$104.00
	Card name: Visa	
	Card number: xxxxxxxxxxxx1963	
	Invoice number: HGC2TR7KLA1	
	04/18/2019	
	<b>Total payments</b>	<b>\$104.00</b>

From: [redacted]  
Subject: Your application status at Collection  
Date: April 19, 2019 at 12:23 PM  
To: gracehove96@gmail.com

4/19/2019

Vernice Cole  
1796 Satellite Blvd  
Duluth, GA 30097, US

Thank you for your recent application. Your request was carefully considered and we regret that we are unable to approve your application at this time for the following reason(s):

Rental history unsatisfactory or insufficient  
Fraud alert

Our decision was based in whole or in part on information obtained in a report from the consumer reporting agencies listed below. These consumer reporting agencies played no part in our decision and are unable to supply specific reasons for our decision on your application.

You have the right, under the Fair Credit Reporting Act, to know the information contained in your file at the consumer reporting agencies. You also have a right to a free copy of your report from each consumer reporting agency, if you request it no later than 60 days after you receive this notice. In addition, if you find that any information contained in the report you receive is inaccurate or incomplete, you have the right to dispute the matter with the respective consumer reporting agency.

Equifax  
P.O. Box 105873  
Atlanta, Georgia 30348  
(800) 685-1111

LeasingDesk Screening  
2201 Lakeside Blvd.  
Richardson, Texas 75082  
(866) 934-1124

<http://www.realpage.com/learn-more-dispute>

Please be advised that 'Fraud Alert' may mean that you (or your co-applicant, if any) have placed a fraud alert on your credit file and the national credit bureau that reported the information (listed below) has reported this to us. If you have not requested a fraud alert with the bureau, then there was some discrepancy in the information you provided at the time of application.

If you have a question about this notice or the community's rental standards, please contact the submitting property.

Collection  
4600 Roswell Rd  
Sandy Springs, GA 30342-3075, US

Sincerely,  
Collection

For the quickest resolution on  
your bank, credit or mortgage  
dispute, contact us at 1-800-525-2646

Civil Action No. 19 A 04451-10Date Filed 5/8/19

Magistrate Court ☐  
 Superior Court ☐  
 State Court ☐  
 Georgia, Gwinnett County

Attorney's Address

VERANCE COLE17910 SATELLITE BLVDALPHARETTA, GA 30097 678-2375 PlaintiffVS. REALPAGE INC. ATTN: JAMES4550 NORTH POINT PKWY #340ALPHARETTA, GA 30022 Defendant  
877-325-7243

Name and Address of party to be served.

~~REALPAGE INC~~ PAT FLYNN  
4550 NORTH POINT PKWY #400ALPHARETTA, GA 30022678-578-570010:00AM - 2:00PM

Garnishee

## Sheriff's Entry Of Service

Personal ☐

I have this day served the defendant \_\_\_\_\_ personally with a copy of the within action and summons.

Notorious ☐

I have this day served the defendant \_\_\_\_\_ by leaving a copy of the action and summons at his most notorious place of abode in this County.

Delivered same into hands of \_\_\_\_\_ described as follows age, about \_\_\_\_\_ years; weight, about \_\_\_\_\_ pounds; height, about \_\_\_\_\_ feet and \_\_\_\_\_ inches; domiciled at the residence of defendant.

Corporation ☒Served the defendant RealPage Inc / Pat Flynn a corporation by leaving a copy of the within action and summons with Kelly Johnson in charge of the office and place of doing business of said Corporation in this County. Staff Acct.Track & Mail ☐

I have this day served the above styled affidavit and summons on the defendant(s) by posting a copy of the same to the door of the premises designated in said affidavit, and on the same day of such posting by depositing a true copy of same in the United States Mail, First Class in an envelope properly addressed to the defendant(s) at the address shown in said summons, with adequate postage-affixed thereon containing notice to the defendant(s) to answer said summons at the place stated in the summons.

Non Est ☐

Diligent search made and defendant \_\_\_\_\_ not to be found in the jurisdiction of this Court.

This 31 day of May, 2019

Sheriff Docket \_\_\_\_\_ Page \_\_\_\_\_

Deputy

T. Sanders 2374  
Hilton  
Gwinnett County, Georgia

WHITE: Clerk

CANARY: Plaintiff / Attorney

PINK: Defendant



# Fulton County Sheriff's Office

185 Central Ave., S.W.  
Atlanta, Georgia 30303  
(404) 612-5100

Payor  
Vernice Cole

Receipt No.  
**2019-02677**

Transaction Date  
05/13/2019

Description		Amount Paid
Miscellaneous Payment		
	Civil Papers Filed in State	50.00
	Civil Papers Filed in State	50.00
	<b>SUBTOTAL</b>	<b>100.00</b>
<b>PAYMENT TOTAL</b>		<b>100.00</b>
Cash Tendered		100.00
Total Tendered		100.00
Change		0.00

Civila Action Number: 19-A-04451-10,

05/13/2019  
01:56 PM

Cashier  
Station Donaldson

Audit  
10635046

**OFFICIAL RECEIPT**

19-A-04451-10

5/8/2019 2:36 PM

## IN THE SUPERIOR COURT OF GWINNETT COUNTY

STATE OF GEORGIA

  
CLERK OF SUPERIOR COURTVernice Cde1796 SATELLITE BLVDDuluth, GA 30097646.232-4587

PLAINTIFF

CIVIL ACTION  
NUMBER:

19-A-04451-10

VS.

THE COLLECTION APARTMENTS4600 Roswell Road Building ASANDY SPRINGS, GA 30342404 252 9108

DEFENDANT

KRISTEN MCNEAL / REGINAL MALCOMREALPAGE INC, STEVE WINN  
4550 NORTH POINT PKWY #340  
ALPHARETTA, GA 30022  
877325 7243

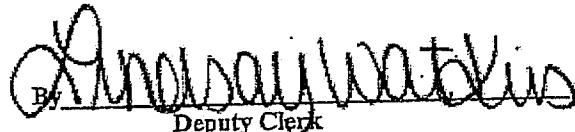
## SUMMONS

TO THE ABOVE NAMED DEFENDANT:

You are hereby summoned and required to file with the Clerk of said court and serve upon the Plaintiff's attorney, whose name and address is:

in answer to the complaint which is herewith served upon you, within 30 days after service of this summons upon you, exclusive of the day of service. If you fail to do so, judgment by default will be taken against you for the relief demanded in the complaint.

This 08 day of MAY, 2019.

Richard T. Alexander, Jr.,  
Clerk of Superior Court  
By Annsay Watkins  
Deputy Clerk

INSTRUCTIONS: Attach addendum sheet for additional parties if needed, make notation on this sheet if addendum sheet is used.

*Robert J. Alumbaugh*  
CLERK OF SUPERIOR COURT

## General Civil and Domestic Relations Case Filing Information Form

☐ Superior or ☐ State Court of \_\_\_\_\_ County

For Clerk Use Only

Date Filed 05 07 2019  
MM-DD-YYYYCase Number 19-A-04451-10

## Plaintiff(s)

COLE VERNICE

Last First Middle I. Suffix Prefix

Last First Middle I. Suffix Prefix

Last First Middle I. Suffix Prefix

Last First Middle I. Suffix Prefix

Plaintiff's Attorney \_\_\_\_\_

## Defendant(s)

THE COLLECTION APARTMENTS

Last First Middle I. Suffix Prefix

MCNEAL KRISTEN

Last First Middle I. Suffix Prefix

MALCOLM REGINAL

Last First Middle I. Suffix Prefix

Real Page Inc

Last First Middle I. Suffix Prefix

STEVE WINNBar Number \_\_\_\_\_ Self-Represented ☐

Check One Case Type in One Box

## General Civil Cases

- ☐ Automobile Tort  
☐ Civil Appeal  
☐ Contract  
☐ Garnishment  
☒ General Tort  
☐ Habeas Corpus  
☐ Injunction/Mandamus/Other Writ  
☐ Landlord/Tenant  
☐ Medical Malpractice Tort  
☐ Product Liability Tort  
☐ Real Property  
☐ Restraining Petition  
☐ Other General Civil

## Domestic Relations Cases

- ☐ Adoption  
☐ Dissolution/Divorce/Separate Maintenance  
☐ Family Violence Petition  
☐ Paternity/Legitimation  
☐ Support - IV-D  
☐ Support - Private (non-IV-D)  
☐ Other Domestic Relations

## Post-Judgment - Check One Case Type

- ☐ Contempt  
☐ Non-payment of child support, medical support, or alimony  
☐ Modification  
☐ Other/Administrative

- ☐ Check if the action is related to another action(s) pending or previously pending in this court involving some or all of the same parties, subject matter, or factual issues. If so, provide a case number for each.

Case Number \_\_\_\_\_

Case Number \_\_\_\_\_

- ☐ I hereby certify that the documents in this filing, including attachments and exhibits, satisfy the requirements for redaction of personal or confidential information in O.C.G.A. § 9-11-7.1.

- ☐ Is an interpreter needed in this case? If so, provide the language(s) required. \_\_\_\_\_  
Language(s) Required

- ☐ Do you or your client need any disability accommodations? If so, please describe the accommodation request. \_\_\_\_\_



Civil Action No. 19 A 04451-10Date Filed 5/8/19Magistrate Court ☐  
Superior Court ☐  
State Court ☐  
Georgia, Gwinnett County*Robert J. Williams*  
CLERK OF SUPERIOR COURT

Attorney's Address

VERNICE COLE  
1796 SATELLITE BLVD  
DULUTH, GA 30097 678-232-2587 PlaintiffREALPAGE INC., STEVE WINN4550 NORTH BUNT PKWY #340  
ALPHARETTA, GA 30022 Defendant  
877-325-7243

Name and Address of party to be served.

~~XXXXXXXXXXXXXXXXXXXX~~ PAT FLINT  
4550 NORTH POINT PKWY #400  
ALPHARETTA, GA 30022  
678-578-5700  
10:00AM - 2:00PM

Garnishee

## Sheriff's Entry Of Service

Personal ☐

I have this day served the defendant \_\_\_\_\_ personally with a copy of the within action and summons.

Notorious ☐

I have this day served the defendant \_\_\_\_\_ by leaving a copy of the action and summons at his most notorious place of abode in this County.

Delivered same into hands of \_\_\_\_\_ described as follows  
age, about \_\_\_\_\_ years; weight, about \_\_\_\_\_ pounds; height, about \_\_\_\_\_ feet and \_\_\_\_\_ inches; domiciled at the residence of defendant.Corporation ☒Served the defendant Realpage Inc / Pat Flynn a corporation  
by leaving a copy of the within action and summons with Kelly Johnson  
in charge of the office and place of doing business of said Corporation in this County. Staff Acct.Tack & Mail ☐

I have this day served the above styled affidavit and summons on the defendant(s) by posting a copy of the same to the door of the premises designated in said affidavit, and on the same day of such posting by depositing a true copy of same in the United States Mail, First Class in an envelope properly addressed to the defendant(s) at the address shown in said summons, with adequate postage affixed thereon containing notice to the defendant(s) to answer said summons at the place stated in the summons.

Non Est ☐Diligent search made and defendant \_\_\_\_\_  
not to be found in the jurisdiction of this Court.This 31 day of May, 2019

Sheriff Docket \_\_\_\_\_ Page \_\_\_\_\_

T. S. Sanders 2374  
Deputy  
Kilton  
Gwinnett County, Georgia

WHITE: Clerk

CANARY: Plaintiff / Attorney

PINK: Defendant

Civil Action No. 19 A 04451-10Date Filed 5/8/19Magistrate Court ☐Superior Court ☐State Court ☐

Georgia, Gwinnett County

VERNICE COLERobert J. Williams  
CLERK OF SUPERIOR COURT

Attorney's Address

1796 SATELLITE BLVD Unit 1108  
DALLAS, GA 30097 646 232 4587 Plaintiff

Name and Address of party to be served.

KRISTEN MCNEAL4600 ROSWELL ROAD BUILDING HSANDY SPRINGS, GA 3034210 AM - 2:00 PMTHE COLLECTION APARTMENTS  
KRISTIN MCNEAL REGINAL MALCOLM4600 ROSWELL ROAD BLDG HSANDY SPRINGS, GA Defendant404-252-9108 30342~~XXXXXXXXXXXX~~

Garnishee

## Sheriff's Entry Of Service

Personal ☒I have this day served the defendant Kristen Mcneal personally with a copy of the within action and summons.P/SNotorious ☐

I have this day served the defendant \_\_\_\_\_ by leaving a copy of the action and summons at his most notorious place of abode in this County.

Delivered same into hands of \_\_\_\_\_ described as follows  
age, about \_\_\_\_\_ years; weight, about \_\_\_\_\_ pounds; height, about \_\_\_\_\_ feet and \_\_\_\_\_ inches; domiciled at the residence of defendant.Corporation ☐Served the defendant \_\_\_\_\_ a corporation  
by leaving a copy of the within action and summons with \_\_\_\_\_  
in charge of the office and place of doing business of said Corporation in this County.Tack & Mail ☐

I have this day served the above styled affidavit and summons on the defendant(s) by posting a copy of the same to the door of the premises designated in said affidavit, and on the same day of such posting by depositing a true copy of same in the United States Mail, First Class in an envelope properly addressed to the defendant(s) at the address shown in said summons, with adequate postage affixed thereon containing notice to the defendant(s) to answer said summons at the place stated in the summons.

Non Est ☐Diligent search made and defendant \_\_\_\_\_  
not to be found in the jurisdiction of this Court.This 13 day of June, 2019.J. P. Puzell 2860  
Deputy  
Gwinnett County, Georgia

Sheriff Docket \_\_\_\_\_ Page \_\_\_\_\_

WHITE: Clerk

CANARY: Plaintiff / Attorney

PINK: Defendant